



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 644-3275

GRADING / DRAINAGE
WATER QUALITY MANAGEMENT
PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Permit App. Expires:

CY Cut/Fill:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer email:

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1st Review: (date)

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2nd Review:
Italic comments

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3rd Review:
By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2010 CBC; 2010 CPC; 2010 California Green Building Standards Code (CALGreen); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2010 CBC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

WATER QUALITY MANAGEMENT PLAN REVIEW COMMENTS:

1. If area of construction site is one or more acres, obtain a general construction NPDES Storm water permit from the State Water Resources Control Board. Tel. (909) 782-4130.
2. This project falls into category checked below. Prepare a Water Quality Management Plan (WQMP) consistent with the model WQMP. (Attached)

PRIORITY PROJECTS

3. Residential development of 10 units or more;
4. Commercial and industrial development greater than 100,000 sq. ft. including parking areas;
5. Automotive repair shop;
6. Restaurant where the land area of development is 5,000 sq. ft. or more including parking area;
7. Hillside development on 10,000 sq. ft. or more which is located on areas with known erosive soil condition or where natural slope is 25% or more;
8. Impervious surface of 2,500 sq. ft. or more located within or directly adjacent to (within 200 ft.) or discharging directly to receiving water within environmentally sensitive areas (San Diego Creek, upper and lower Newport Bay, Buck Gully, Los Trankos, Little Corona del Mar Beach, Crystal Cove State Beach).
9. Parking lot area of 5,000 sq. ft. or more or with 15 or more parking spaces.

NON PRIORITY PROJECTS

10. Require issuance of non-residential plumbing permit.
11. See attached Water Quality Management Plan Correction List.
12. See drawings for additional corrections.